

B-2158

Old YMCA Building, Morris Building
300-308 North Charles Street
Private

1873-77

Summary

The Old YMCA Building is a fair example of the High Victorian Gothic style in Baltimore, although early 20th century alterations have given it a more streamlined look as a whole. Occupying a prominent corner in the Charles Street district of the YMCA, the building achieved its significance by visual and associative qualities as well as by architectural distinction.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. B-2158

Magi No. 0421585640

DOE ☐ yes ☒ no

1. Name (indicate preferred name)

historic Old YMCA Building (preferred); Morris Building

and/or common

2. Location

street & number 300-308 North Charles Street

☐ not for publication

city, town Baltimore

☐ vicinity of

congressional district 3rd

state Maryland

county

3. Classification

| Category | Ownership | Status | Present Use |
|---|--|---|--|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | <input checked="" type="checkbox"/> not applicable | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property (give names and mailing addresses of all owners)

name Brown - Tanous

street & number 7421 Hadington Place

telephone no.:

city, town Bethesda

state and zip code Maryland 20014

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse

liber WA 3905

street & number Fayette and Calvert Street

folio 423

city, town Baltimore

state Maryland 21202

6. Representation in Existing Historical Surveys

title Baltimore Neighborhood Survey

date 1976

☐ federal ☐ state ☐ county ☒ local

depository for survey records Commission for Historical and Architectural Preservation

city, town Baltimore

state Maryland 21201

7. Description

Survey No. B-2158

| | | | |
|--|---------------------------------------|---|--|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date of move _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Summary

The Old YMCA Building is a five story brick and stone triangular plan building in the High Victorian Gothic style completed in 1877 and located on the northwest corner of North Charles and Saratoga Streets in central Baltimore, Maryland. Substantial alterations to the roofline and principal corner elevation took place between 1907 and 1920. Primarily institutional in its original purpose, the building is now used for offices and commercial space.

General Description

The two principal facades face southwest on Saratoga Street and east on North Charles Street. The junction of the two elevations at the corner of the intersection was the original main entrance to the Y.M.C.A. Rental storefronts opened on both elevations. The original design of the two elevations produced a series of projecting towers and turrets, particularly on the Saratoga Street side. The main corner and the northwest corner terminated the Saratoga facade in rounded towers with conical slate roofs topped with cast or wrought iron cresting. In the center of the Saratoga elevation, two more slender towers flanked a bay containing a store entrance on the ground floor and a pedimented Palladian dormer at the fifth floor. On the Charles Street elevation, the original design had no towers, but projecting bays terminating in raised mansard roofs with Palladian dormers provided a more restrained Italianate facade.

The principal corner tower had a facing of light colored stone and an arcaded entrance with round arches. On the second and third floors, the windows had shallow segmental arches. The round arches appeared again on the fourth and fifth floors. On the rest of the upper facades, the red brick walls had stone arches of the windows, the second and third floors with the segmental and the other floors with round arches. This pattern was broken only in the central bay of the Saratoga elevation, which had round arches on each floor. The stone belt courses continued on the upper parts of the towers, giving a much more variegated look to the Saratoga elevation. Grouping of windows also varied on the Saratoga facade. Most bays had groups of three, but between the central bay and the main corner tower, each bay had a single window. Each window had flanking columns and was deeply

(continuation)

8. Significance

Survey No. B-2158

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400–1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500–1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600–1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700–1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input checked="" type="checkbox"/> 1800–1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1900– | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1873–1877 **Builder/Architect** Niernsee and Neilson, arch.

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Summary

The Old YMCA Building is a fair example of the High Victorian Gothic style in Baltimore, although early 20th century alterations have given it a more streamlined look as a whole. Occupying a prominent corner in the Charles Street district and for 30 years the central building of the YMCA, the building achieved its significance by visual and associative qualities as well as by architectural distinction.

History and Support

Prior to 1873, the site of the Old YMCA Building was occupied by brick rowhouses built about 1820. In these lived merchants, doctors, and other professional people, some with offices in their dwelling houses. In 1833, according to the city directory, Dr. Solomon Birkhead maintained an office on Saratoga west of Charles Street and a dwelling on Charles north of Saratoga. The office may have been in a rear wing or outbuilding of the Birkhead residence. This combined use of the land and buildings was a common feature on Charles Street and its side streets during most of the 19th century.

In 1870, a public meeting was held at the Masonic Temple to discuss the raising of funds for a new building for the YMCA, which had outgrown its old building at 160 West Baltimore Street. A building committee chaired by John W. Garrett and composed of Johns Hopkins, H.L. Whitridge, Francis J. King, Louis McLane, Charles Markell, and others was chosen. In time, subscriptions totalling \$237,000 were collected for the "Y", the largest amount ever collected in Baltimore for such a purpose. In 1873, the prominent architectural form of Niernsee and Neilson provided the design and by 1877 the "Y" moved to its new building.

(continuation)

9. Major Bibliographical References

Survey No. B-2158

Baltimore City Directories, Baltimore City Land Records, Baltimore Sun, Jan. 17, 1914; Mar. 2, 1915; Mar. 15, 1917; Oct. 9, 1932; Apr. 2, 1944; Dec. 16, 1960. Enoch Pratt Free Library, Maryland Department Vertical files - YMCA.

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore EastQuadrangle scale 1:24000

UTM References do NOT complete UTM references

A

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

Zone Easting Northing

B

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

Zone Easting Northing

C

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

D

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

E

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

F

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

G

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

H

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

Verbal boundary description and justification

Co-terminous with lot measuring 18'6"x112'x78'x165'3"

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

| | | | |
|-------|------|--------|------|
| state | code | county | code |
|-------|------|--------|------|

11. Form Prepared By

name/title Janet Davis, Historical Preservation Analyst

organization Comm. for Hist. & Arch. Pres.

date November, 1984

street & number Rm. 606, Tower Suites, 118 N. Howard St. telephone 396-4866

city or town Baltimore

state Maryland 21201

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

recessed within the enframingent. The main corner tower windows had no columns. Projecting moldings on each floor and a narrow bracketed cornice united the two facades.

Between 1907 and 1920, the facade of the Old YMCA Building was substantially altered. The main corner tower was removed and the narrow resulting facade provided with a pedimented entry on the ground floor and single large window openings outlined in stone on the second and third floors. Paired round arched windows on the fourth floor and a segmental pedimented dormer with paired windows on the fifth floor completed the corner. The soaring turrets on the Saratoga elevation were removed and the wall surface smoothed out, leaving a slightly projecting central bay. The northwest corner tower remained, but with its truncated top, it became almost invisible as a tower. The varied heights of the mansard on the two elevations were given a uniform roofline topped by an emphatic molding.

In the mid 1970's, an applied shingled mansard was added to the corner and the adjacent parts of the two elevations. During a renovation of the building in the early 1970's, the main Charles Street entrance was replaced with a recessed glass wall and doors. Most of the original windows have been replaced with modern steel sash.

The original design of the building may be termed High Victorian Gothic even though it had no Gothic arches or other details. The two colors of exterior wall surface, heavy window columns, recessed windows, and the original complexity of the roofline and towers are all elements of the style which are present in the building. The mansard roof, more typical of the Second Empire style which was concurrent with the High Victorian Gothic, is typical of this period in which forms were freely transposed among several styles.

When the "Y" built another new building at Cathedral and Franklin (B-2001) in 1907, the old building on Charles Street became an office and commercial building. Its profusion of entrances and projections on the pedestrian sidewalks became a liability during the second decade of the century when streets were widened to accommodate increased automobile and streetcar traffic. During this period, newspapers reported several plans which called for demolition of the building and redevelopment of the location. One such plan, reported in the Baltimore Sun, Jan. 17, 1914, stated that plans had been drawn for a 22-story building by Cyrus D. McLane of Rockford, Illinois for a group of Western investors. This plan never was accomplished. In March 1915, the architectural firm of Ellicott and Emmart were reportedly drawing plans for an unidentified client to build an 8-story building on the site of the Old "Y". This scheme, like the McLane design, was never built.

In the March 15, 1917 Baltimore Sun, George R. Morris, an architect and builder, was reported to be negotiating with the YMCA for purchase of the lot. He wanted to build an 8-or 10 story "Medical Building", with all the upper floor space leased to doctors and dentists. Morris's design was to be based on the plans of the Marshall Field and Michigan Boulevard Buildings in Chicago, with a Gothic design ornamented by glazed terra cotta. A department store would occupy the ground floor. The project was estimated at a cost of \$350,000 and would be unique to Baltimore in its exclusive use by medical professionals. The demolition of the Old YMCA Building was scheduled for the summer of 1917. However, the United States entry into World War I in April 1917 and the resultant moratorium on non-defense-related building activity saved the Old YMCA once again.

Morris did buy the building in 1920 and the extensive remodeling of the exterior may have taken place at this time. Dorsey and Dilts' A Guide to Baltimore Architecture states that Joseph E. Sperry made the alterations in 1907, but research for this survey did not confirm this information. The building was renamed the Morris Building. The interior has been extensively remodeled over the years, particularly after a 1960 4-alarm fire which severely damaged the first floor. The exterior has had the most changes at the first floor level with the addition of the pseudo-mansard and various signs. The most recent renovation in the early 1970's resulted in the all-glass Charles Street entrance.

AREA: Cathedral Hill

MAGI NO.: 0421585640

Address: 300-308 North Charles Street
Current Name:

Block: 580 Lot: 21 Lot size: 18'6"x112'x78'x165'3"
Height: 5 Materials: Brick and Stone
Condition: Good Owner:
Use: Commercial Accessible: yes, unrestricted
Designation: Liber/Folio: WA3905/423



Historic Name: Old YMCA Building, Morris Building
Date: 1873-77
Architect/Builder: Niernsee & Neilson, architects
Style (if appropriate): High Victorian Gothic

Description: The Old YMCA Building has a triangular plan with two principal facades on Saratoga and Charles Streets. The corner junction of these facades formerly had a rounded tower with a high conical slate roof and iron cresting. Altered in the early 20th century, the corner now has a narrow flat facade with a restaurant entrance on the ground floor. Both facades have red brick walls with stone window surrounds connected by belt courses. The windows are generally in groups of three within each bay and have segmental or round arches flanked by stone columns. The Saratoga facade formerly had several towers with slate roofs and cresting, but these were also removed during the early 20th century. The slate mansard roof with its Palladian dormers was topped with a crown molding. The Charles Street facade was more restrained, having an almost flat surface with mansard roofs of varying heights. These were made of uniform height during the alterations. The principal entry on this elevation was altered in the early 1980's with a glass wall and entry doors deeply recessed from the wall plane.

Significance:

Area: Architecture

Level: Local

The Old YMCA Building is a fair example of the High Victorian Gothic style in Baltimore, although early 20th century alterations have given it a more streamlined look as a whole. Occupying a prominent corner in the Charles Street district of the YMCA, the building achieved its significance by visual and associative qualities as well as by architectural distinction.

(See Maryland Historical Trust Inventory Form)

Sources: City directories, land records; BS 1-17-14; 3-2-15, 3-15-17,
10-9-32, 4-2-44, 12-16-60. EP Maryland Department VF: YMCA
Surveyor and Date: Janet Davis November 1984

U. S. P. O. OFF.

Bennett R. F. 3112 Charles st.

AUGUST, 1891.

ASSOCIATION BULLETIN



...The Birth Of A Great Bible Class

THE Y.M.C.A. is celebrating its one hundredth anniversary, and I am happy to see it re-emphasizing the religious purposes in the minds of its founders.

Sun

The Central "Y" is an old and good neighbor of mine—I look across to it from my study window in the manse of the Franklin Street Presbyterian Church. The "Y's" centennial program sends my thoughts back over the many years of friendship and co-operation.

More than half those hun-

dred years ago, when I originally became pastor of the Franklin Street Presbyterian Church, Baltimore's "Y" occupied the building on the northwest corner of Charles and Saratoga streets. Within a few months I was invited to speak before a group there, and then the late William H. Morriss, general secretary at that time, proposed a weekly evening Bible study class.

That was the start of the

By the Rev. Dr. Harris E. Kirk

Tuesday Evening Bible Class, which is still going strong.

After 1907 the "Y" was in its own building just across Cathedral street from me. Tuesday evenings were a high point in my week, which had come to include half a dozen study groups; I was a brash young fellow then. In 1927, after a quarter of a century with the Tuesday evening class, I stepped aside in favor of less venerable men.

SEP. 27 1953

BUT what an experience that class was! The attendance, "Y" officials tell me, averaged 150 men a week. Many of them were elders, Sunday-school superintendents and even ministers in their own right. The best thing about it was the absence of barriers—if there was one denomination represented, there must have been a dozen.

One member was a recent mayor of Baltimore, a man who formerly had had a name as something of a tosspot; there were other men who, themselves then and now their sons after them, are at the top in the city's professions and businesses. One of them was my old friend Oregon Milton Dennis, of 1639 Hilton street, a "Y" member for a full 70 years—the longest record of continuous membership in this area.

It was a time of great interest in Christ's work. The Welsh revival spread over into this country, and men carried their faith with them into everyday life. I remember Bible suppers sponsored by the "Y" (the charge was as low as 15 cents) and Sunday afternoon prayer meetings that packed Ford's Theater. We went out into the streets with a Bible wagon—I remember one or two spirited receptions over in the Tenth ward.

Two things in particular brought men into the Tuesday evening class, I think. One was their natural curiosity about

the start of Christianity. I still have the texts of talks that gave them on the Old Testament prophets and other phases of the historical background of Christianity in the ancient world.

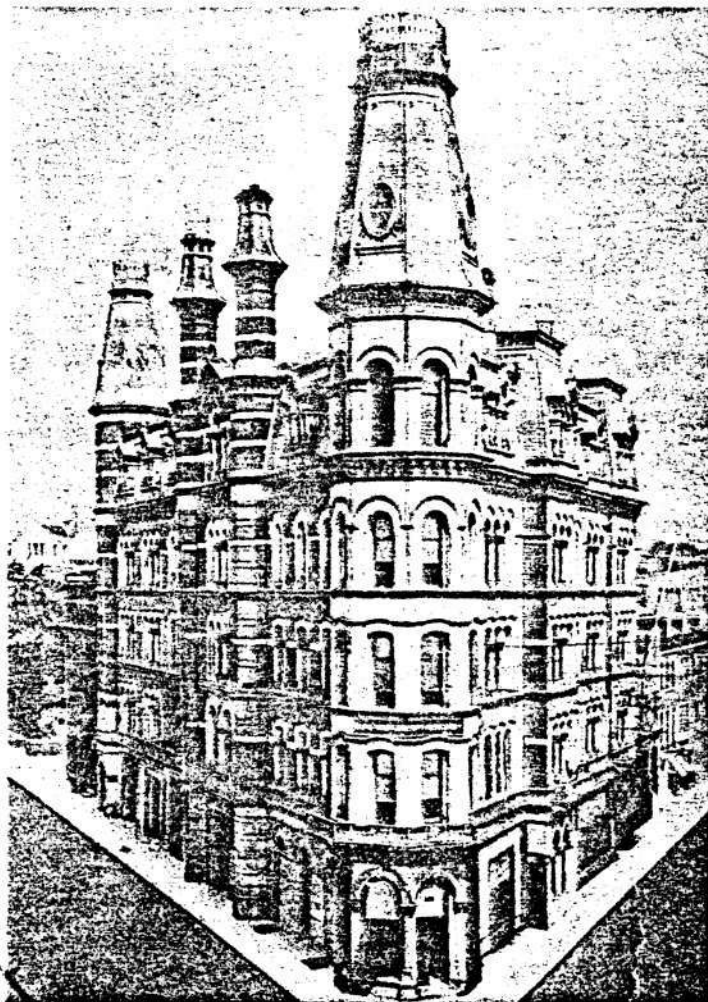
The other factor was the impact of science, which seemed to be solving, or about to solve, every problem in the universe. It made men question their religious belief and the challenge to reconcile science and religion absorbed me for years. Finding an answer to it saved my own faith.

The "Y" has always been eager to satisfy men's spiritual needs. As a boy in Alabama when both my parents were dead and I had to earn my living, I went around to the Y.M.C.A. The secretary asked me if I liked to read and with the loan of some good books started me out on an education and a lifelong interest. I owe a great deal to the "Y".

No minister ever walked into a finer opportunity than I did with the Tuesday evening class. The "Y" stresses leadership and personal growth; those men went back to their churches from that class and organized still other Bible study groups, and I credit the series of talks that I gave with leading to the lectureship held later at Princeton, and in turn to lectureships at Yale, Virginia and several seminaries.

AFTER all these years, Baltimore is still the best place to live that I know of. In my opinion, one especial force that has made it a good place to live is the Y.M.C.A.

No doubt a great many Baltimoreans are aware that the first building in North America put up strictly for "Y" use is the brick structure at Schroeder and Pierce streets. Ever since that time, the "Y" has been serving the community in dozens of different ways. I'm glad Baltimore is now saying thanks to the Y.M.C.A.



Baltimore Metrocenter Survey
Cathedral Hill Area
Old YMCA Building
300-308 North Charles Street
B-2158



Old YMCA Building B-2158
300-308 North Charles Street
Cathedral Hill - Metrocenter Survey
Baltimore (City), Maryland
Photo: Janet Davis
Date: August 1984
Neg. loc.: Maryland Historical Trust
Southeast corner view
1/3



Old YMCA Building B-2158
300-308 North Charles Street
Cathedral Hill - Metrocenter Survey
Baltimore (City), Maryland
Photo: Janet Davis
Date: August 1984
Neg. loc.: Maryland Historical Trust
Saratoga Street elevation
2/3



Old YMCA Building B-2158
300-308 North Charles Street
Cathedral Hill - Metrocenter Survey
Baltimore (City), Maryland
Photo: Janet Davis
Date: August 1984
Neg. loc.: Maryland Historical Trust
Charles Street elevation
3/3

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

| | | | | |
|---|--|--|-----------------|---|
| 1. NAME | | | | |
| COMMON: The Morris Bldg. | | | | |
| AND/OR HISTORIC: | | | | |
| 2. LOCATION | | | | |
| STREET AND NUMBER: 300-308 N. Charles & 4-12 W. Saratoga | | | | |
| CITY OR TOWN: Baltimore | | | | |
| STATE: Maryland | | | COUNTY: | |
| 3. CLASSIFICATION | | | | |
| CATEGORY (Check One) | | OWNERSHIP | | STATUS |
| <input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object | | <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered | | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress |
| <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object | | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both | | ACCESSIBLE TO THE PUBLIC Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No |
| PRESENT USE (Check One or More as Appropriate) | | | | |
| <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment | | <input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum | | <input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific |
| | | <input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) | | <input type="checkbox"/> Comments |
| 4. OWNER OF PROPERTY | | | | |
| OWNER'S NAME: Siegmund M. Hyman | | | | |
| STREET AND NUMBER: 300-308 N. Charles St. | | | | |
| CITY OR TOWN: Baltimore | | | STATE: Maryland | |
| | | | 21201 | |
| 5. LOCATION OF LEGAL DESCRIPTION | | | | |
| COURTHOUSE, REGISTRY OF DEEDS, ETC: | | | | |
| Records Office, Room 601 | | | | |
| STREET AND NUMBER: | | | | |
| Baltimore City Courthouse | | | | |
| CITY OR TOWN: Baltimore | | | STATE: Maryland | |
| | | | 21202 | |
| Title Reference of Current Deed (Book & Pg. #): RHB 3052-378 | | | | |
| 6. REPRESENTATION IN EXISTING SURVEYS | | | | |
| TITLE OF SURVEY: City of Baltimore Neighborhood Survey | | | | |
| DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local | | | | |
| DEPOSITORY FOR SURVEY RECORDS: | | | | |
| Commission for Historical and Architectural Preservation | | | | |
| STREET AND NUMBER: | | | | |
| Room 900, 268. Calvert St. | | | | |
| CITY OR TOWN: Baltimore | | | STATE: Maryland | |
| | | | 21202 | |

Block 580
Lot 21

SEE INSTRUCTIONS

7. DESCRIPTION

| | | | | | | |
|-----------|------------------------------------|------------------------------------|--------------------------------|--|--------------------------------|------------------------------------|
| CONDITION | (Check One) | | | | | |
| | <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Deteriorated | <input type="checkbox"/> Ruins | <input type="checkbox"/> Unexposed |
| | (Check One) | | | (Check One) | | |
| | <input type="checkbox"/> Altered | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Moved | <input type="checkbox"/> Original Site | | |

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The Morris Building is a Romanesque building with five stories, five bays, and a flat roof and is located on the corner of Charles and Saratoga. It was built in 1877, originally having towers, three on the Saratoga Street side and one above the corner front. The side facing Charles Street is made of common band brick on the 2nd, 3rd, and 4th stories, the 1st story being concrete and the top story, shingle. The 1st story contains store fronts; from south to north are the ~~Charles Street~~ ^{Center} Restaurant with a shingled overband roof, Kane and Co. with a glass front, and Dark Room with a glass store front. There is a wooden cornice between the 1st and 2nd story. The 2nd story has 5 windows ~~each which with~~ ^{are} 3 separated arches in each window. Corinthian capitals flank each side of the middle window. There is a concrete belt course running all the way around, connecting each window. The 3rd story is the same as the second, except that the arches on the fourth story are full-arched with a high pitch rather than low pitched like the arches on the 2nd and 3rd stories. Above the 4th story, there is a wooden cornice with modillions. The mansard roof is shingled and outlined in wood painted white. A Palladian window painted white and made of wood is located over each bay.

The middle section of the building, in which is the entrance and which is located between Charles and Saratoga Streets., has 5 stories also. The 1st story, being the entrance to the restaurant, is made of concrete in channeled masonry and wood. It is separated from the 2nd story by a wooden cornice. The 2nd and 3rd floors each contain one window, square in shape, divided into 6 panes and encased by a concrete mantle. The 4th story window, like the 1st and 2nd has a concrete belt course running through it. It displays 2 windows, both arched and encased by stone. The 5th story ^{is} separated by a wooden cornice with modillions. Two full-arched windows flanked by engaged columns protrude from the roof. An arch springs from both ends of an entablature over the windows.

The facade facing Saratoga Street is also divided into 5 stories. The continuous concrete belt course runs through the windows. Each story is divided also by the continuous wooden cornice. The 5th story is the same as that facing Charles Street. The 1st story also consists of store fronts set in concrete and glass. From left to right, they are: 1) (available) 2) Travel Services, Inc. 3) Kane, Inc. 4) (boarded up) 5) ~~Charles~~ ^{Center} Restaurant. A central protruding section with one bay contains 2 arched windows on the 2nd story and 3 on the 3rd and 4th stories. The arches are connected by Corinthian columns. On either side of the arches, and below the belt course, there are rectangular windows. On the far left end of the Saratoga Street side, a section is also protruding, obviously newer, as the belt course is painted on the facade. The section is in 3 parts circling around to the back. The 5th floor is brick and not shingled like the rest of the building, and the 1st story is made of concrete. There is 1 rectangular window on each story with concrete sill and full-arched lintel.

SEE INSTRUCTIONS

8. SIGNIFICANCE**PERIOD (Check One or More as Appropriate)**

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☐ 20th Century
☐ 15th Century ☐ 17th Century ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)**AREAS OF SIGNIFICANCE (Check One or More as Appropriate)**

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

see SLD Cathedral

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | | OR | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | | |
|--|----------|---------|---------|---------|---|---------|--|--|
| CORNER | LATITUDE | | | | LONGITUDE | | | |
| | Degrees | Minutes | Seconds | Degrees | Minutes | Seconds | | |
| NW | ° | ' | " | ° | ' | " | | |
| NE | ° | ' | " | ° | ' | " | | |
| SE | ° | ' | " | ° | ' | " | | |
| SW | ° | ' | " | ° | ' | " | | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

112 x 165

SEE INSTRUCTIONS

11. FORM PREPARED BY

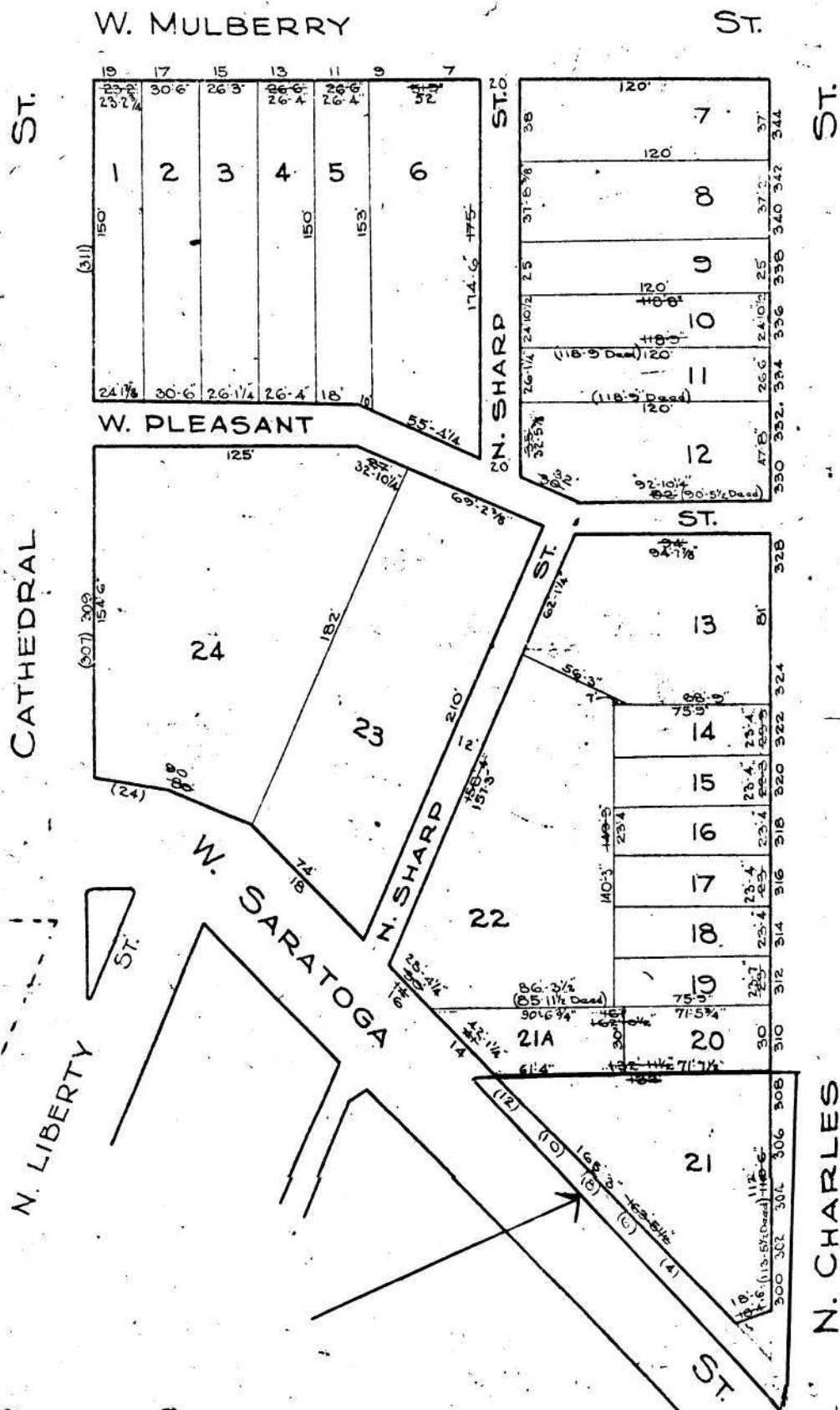
| | |
|--|------------------|
| NAME AND TITLE: Nancy Venditti, Amanda McQuiddy, Achsah O'Donovan | |
| ORGANIZATION CHAP | DATE 11/20/75 |
| STREET AND NUMBER: 263 CALVERT STREET | |
| CITY OR TOWN: BALTIMORE | STATE MDE |

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature

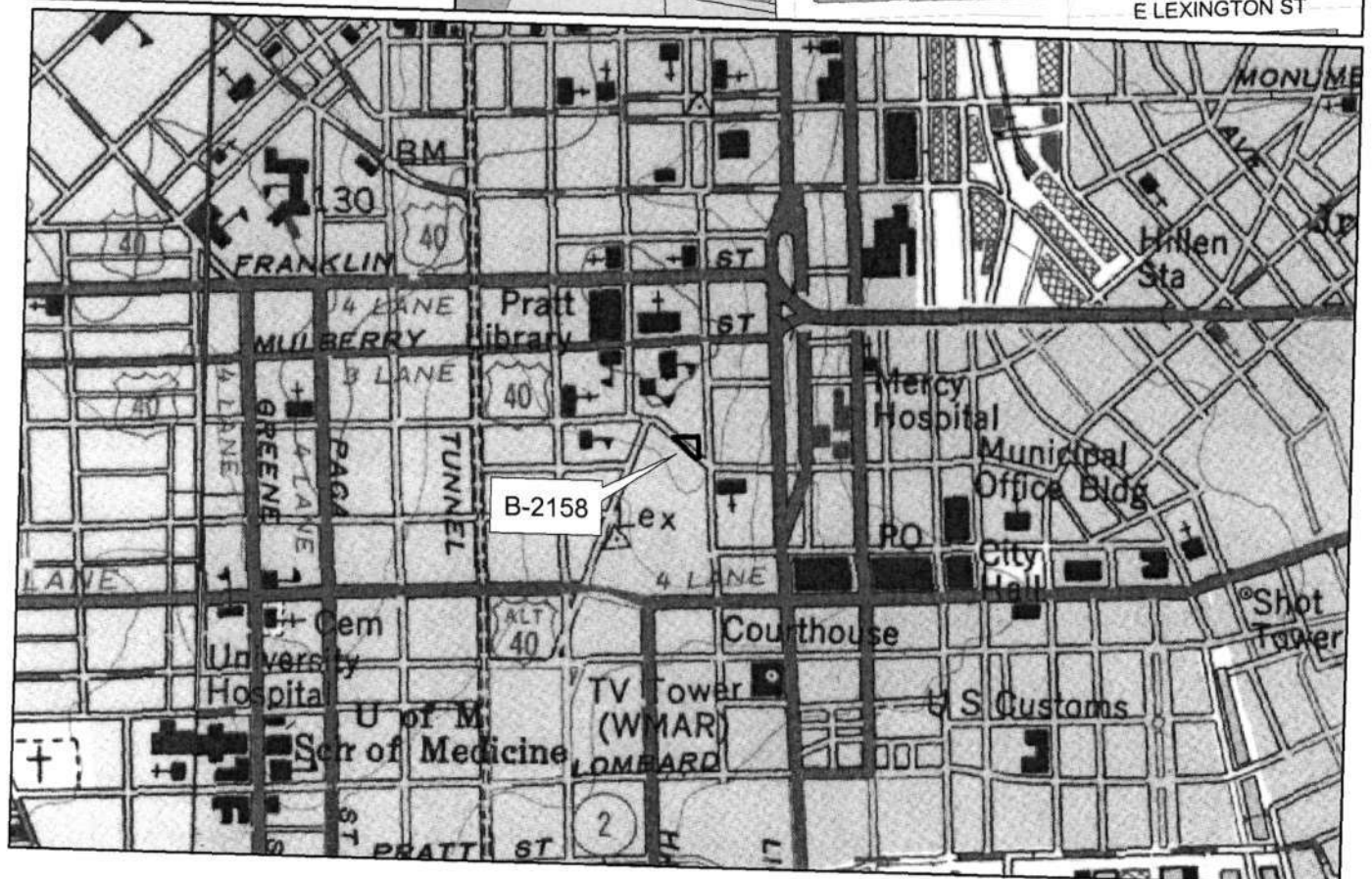
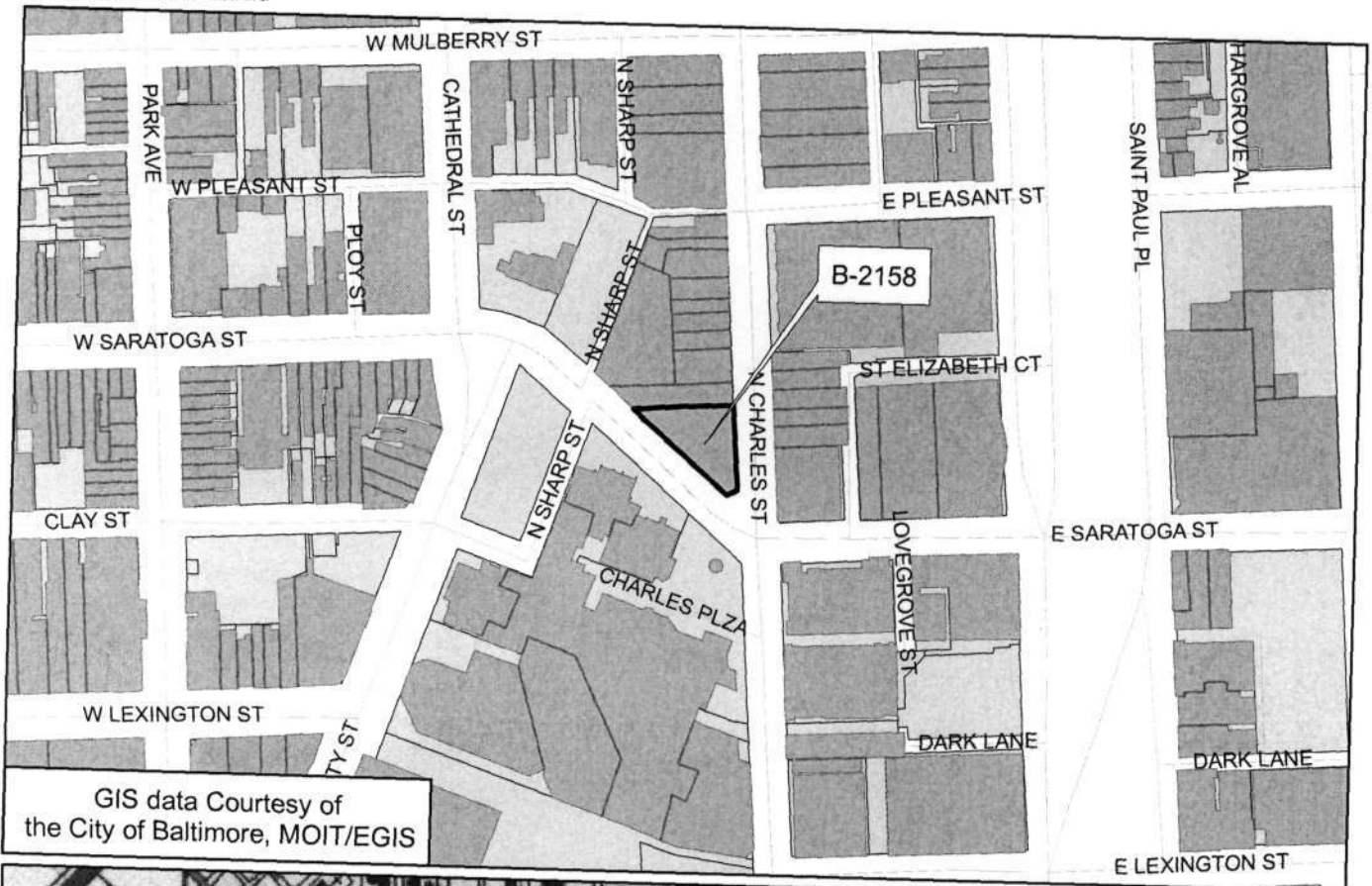


D BY McGOWENHEAD
 PREPARED BY JOHN J. ROKOSKY
 CHECKED BY W. M. L. G.
 DATE 1-1-1911

NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED
 FOR UNDER ARTICLE 76^{1/2} OF THE CITY CHARTER
 IT IS CONTAINED FROM TITLE AND
 SOURCES IN A REASONABLE MANNER

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF PLANS & SURVEYS
 PROPERTY LOCATION DIVISION
 WARD 4 SECTION 2
 BLOCK 536
 SCALE: 1"=50' (SEE DETAIL)

B-2158
Morris Building (Old YMCA Building, Baltimore Business College)
300-308 N. Charles Street
Block 0580 Lot 021
Baltimore City
Baltimore East Quad





Achsan S. Ooencuan
121175

B-2158

Black 580

300-8 N. Chankas St.

Sept 1975